

020.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,084,500 / 1,084,500

USE VALUE: 1,084,500 / 1,084,500

ASSESSED: 1,084,500 / 1,084,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
57		SPY POND LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KAPLAN WILLIAM H	
Owner 2:	
Owner 3:	

Street 1: 57 SPY POND LANE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: YESSAYAN SALPI -	
Owner 2: -	
Street 1: 57 SPY POND LANE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 9,575 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1964, having primarily Vinyl Exterior and 2292 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrooms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	3	Below Stree	
s				Street			
t				Gas:			

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9575		Sq. Ft.	Site		0	85.	0.96	2			Water F	30					781,509						781,500	

IN PROCESS APPRAISAL SUMMARY												Legal Description						User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value														14282		
101	9575.000	303,000		781,500	1,084,500														GIS Ref		
																			GIS Ref		
																			Insp Date		
																			11/29/17		

Total Card	0.220	303,000		781,500	1,084,500		Entered Lot Size					
Total Parcel	0.220	303,000		781,500	1,084,500							
Source:	Market Adj Cost		Total Value per SQ unit /Card:	473.09	/Parcel:	473.0						

PREVIOUS ASSESSMENT												Parcel ID			
												020.0-0005-0003.0			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,000	0	9,575.	781,500	1,084,500	1,084,500	Year End Roll	12/18/2019
2019	101	FV	291,800	0	9,575.	855,800	1,147,600	1,147,600	Year End Roll	1/3/2019
2018	101	FV	296,900	0	9,575.	544,600	841,500	841,500	Year End Roll	12/20/2017
2017	101	FV	296,900	0	9,575.	497,900	794,800	794,800	Year End Roll	1/3/2017
2016	101	FV	296,900	0	9,575.	404,500	701,400	701,400	Year End	1/4/2016
2015	101	FV	251,600	0	9,575.	404,500	656,100	656,100	Year End Roll	12/11/2014
2014	101	FV	251,600	0	9,575.	368,800	620,400	620,400	Year End Roll	12/16/2013
2013	101	FV	251,600	0	9,575.	350,900	602,500	602,500		12/13/2012

SALES INFORMATION												TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif											
YESSAYAN SALPI	44641-562		2/15/2005		681,000	No	No												
YESSAN GARABED	35914-404		7/18/2002	Family		1	No	No											
	12195-293		4/1/1981			No	No	A											

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name
12/23/2010	2436	Fireplac	1,000					INSERT&CHIM LINER				11/29/2017	Inspected	BS	Barbara S
2/1/2010	72	New Wind	7,000									2/12/2009	Meas/Inspect	189	PATRIOT
12/16/2004	1190	Re-Roof	7,600					REPL 9 WINDOWS				8/25/2005	MLS	HC	Helen Chinal
												11/3/1999	Inspected	267	PATRIOT
												9/28/1999	Mailer Sent		
												9/28/1999	Measured	256	PATRIOT
												8/28/1993		AJS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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APPRAISED:	1,084,500	Total Card / Total Parcel
USE VALUE:	1,084,500	1,084,500
ASSESSED:	1,084,500	1,084,500

GIS Ref	
GIS Ref	
GIS Ref	
Insp Date	
11/29/17	

PRINT	
Date	Time
12/10/20	17:14:38
LAST REV	
Date	Time
10/24/19	15:26:53

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 21 - Split Level				Full Bath: 1	Rating: Average			SCUTTLE HOLE. OF=BMT SINK, WET BAR.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall: 8 - Brick Veneer	15%			OthrFix: 2	Rating: Good																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																
Color: WHITE				A Kits:	Rating:																
View / Desir: k - Kelwyn Manor				Fapl: 2	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C - Average				<b>CONDOS INFORMATION</b>																	
Year Blt: 1964	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G12		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall				Functional:				Interior:		1	7	3	M								
Sec Int Wall:		%		Economic:				Additions:													
Partition: T - Typical				Special:				Kitchen:													
Prim Floors: 3 - Hardwood				Override:				Baths:													
Sec Floors:		%		Total:	18.6 %			Plumbing:													
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ: 95.00				Heating:													
Bsmnt Gar: 2				Size Adj.: 1.35000002				General:													
Electric: 3 - Typical				Const Adj.: 1.00439954				Totals		1	7	3									
Insulation: 2 - Typical				Adj \$ / SQ: 128.814																	
Int vs Ext: S				Other Features: 96802																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 50		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 372289																	
% Com Wall		% Sprinkled:		Depreciation: 69246				Juris. Factor: 1.00		Before Depr: 128.81											
				Deprecated Total: 303043				Special Features: 0		Val/Su Net: 108.52											
								Final Total: 303000		Val/Su SzAd: 217.05											
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 020-0-0005-0003.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:					Total Special Features:								Total:							